



**The Colony Development Services Department
Schedule of Fees
Effective October 1, 2005 – September 30, 2006**

6800 Main Street
The Colony, TX 75056
(972) 624-3158- Phone
(972) 624-2273- Fax



FEE SCHEDULE

Permits for New Construction

Official Schedule of Fees at: www.thecolonytx.gov - search keyword "Fees"

Note: This schedule is not all-inclusive and other fees may apply.

COMMERCIAL BUILDING PERMITS		MULTI-FAMILY BUILDING PERMITS	
Non-Refundable Plan Review Fee (to be paid at time of application submission and deducted from future fees)	\$50.00	Non-Refundable Plan Review Fee (to be paid at time of application submission and deducted from future fees)	\$50.00
Building Permit Fee	See Table 2	Building Permit Fee	\$356 per unit
Plan Review Fee	25% of Bldg Permit	Plan Review Fee	25% of Bldg Permit
Temporary Construction Trailer	\$100.00	Temporary Construction Trailer	\$100.00
Certificate of Occupancy	\$75.00	Fence	\$50.00
		Certificate of Occupancy	\$75.00
Work Performed without a permit	Total Fee Doubled	Work Performed without a permit	Total Fee Doubled
RESIDENTIAL BUILDING PERMITS			
Non-Refundable Application Fee (to be paid at time of application submission and deducted from future fees)	\$50.00		
Building Permit Fee	See Table 2		
Plan Review Fee	\$100.00		
Temporary Construction Trailer	\$100.00		
Fence	\$50.00		
Work Performed without a permit	Total Fee Doubled		

Development Services Department

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FEE SCHEDULE

Permits for Additions / Alterations / Fire Damage

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COMMERCIAL BUILDING PERMITS

Non-Refundable Plan Review Fee (to be paid at time of application submission and deducted from future fees)	\$50.00
Building Permit Fee	\$0.159 per square foot (Min. \$35.00)
Plan Review Fee	\$50 or 25% of Bldg Permit fee, whichever is less
Temporary Construction Trailer	\$100
Work Performed without a permit	Total Fee Doubled

MULTI-FAMILY BUILDING PERMITS

Non-Refundable Plan Review Fee (to be paid at time of application submission and deducted from future fees)	\$50.00
Building Permit Fee	\$0.159 per square foot (Min. \$35.00)
Plan Review Fee	25% of Bldg Permit
Temporary Construction Trailer	\$100
Work Performed without a permit	Total Fee Doubled

RESIDENTIAL BUILDING PERMITS

Non-Refundable Fee (to be paid at time of application submission and deducted from future fees)	\$50.00
Building Permit Fee	\$0.159 per square foot (Min. \$35.00)
Plan Review Fee	\$50.00
Work Performed without a permit	Total Fee Doubled

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FEE SCHEDULE

Miscellaneous Permits & Fees

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FENCE/ACCESSORY STRUCTURE FEES		ROOFING & FOUNDATION FEES	
Work Performed without a permit	Total Permit Fee Doubled	Single Family Re-Roofing	\$25.00
Fence	\$50	Commercial Re-Roofing	\$0.159 per square foot (Min. \$35.00)
Retaining Wall	\$8.00	Multi-Family Re-Roofing	\$0.159 per square foot (Min. \$35.00)
Accessory Structure Plan Review	\$50 or 25% of Bldg Permit Fee, whichever is less	Foundation Repair	\$75.00
Accessory Structure Building Permit Fee	\$0.159 per square foot (Min. \$35.00)		
Non-Refundable Application Fee (to be paid at time of application submission and credited to application fee)	\$50.00		
MISCELLANEOUS FEES			
Re-Inspection			\$75.00
After Hours Inspections			\$50.00 per hour (2 hour minimum)
Demolition Permits			\$50.00
Special Event / Tents			\$50.00
Newspaper Boxes – Annual Permit			\$20.00
Newspaper Boxes – Relocation Fee			\$7.50
FIRE SPRINKLER PERMITS			
Based on the number of sprinkler heads:			
Fire Sprinkler Building Permit	1 – 100= \$140	101 – 200= \$165	
	201 – 300= \$175	301 – 400= \$190	
	401 – 500= \$215	Over 500= \$250 plus \$.015 per sprinkler	
	For hydraulically-designed systems, multiply fee by two		
Fire Sprinkler Plan Review Fee	\$50 or 25% of Bldg Permit fee, whichever is less		
Work Performed without a permit	Total Fee Doubled		

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FEE SCHEDULE

Miscellaneous Permits & Registration

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PLUMBING PERMITS		CONTRACTOR REGISTRATION / CERTIFICATE OF OCCUPANCY PERMITS	
Plumbing Permit	\$4.00 for every \$1,000 value (\$50 minimum)	Certificate of Occupancy	\$75.00
Work performed without a permit	Total Permit Fee Doubled	Temporary Certificate of Occupancy	\$65.00 (per each 30 days)
In Ground Swimming Pool	\$170	Operating a business without an approved Certificate of Occupancy	Scheduled Fee Doubled
Above Ground Swimming Pool	\$125	Contractor Registration (per license/registration)	\$75.00
Hot Tub or Spa	\$125		
Water Heater Replacement	\$50.00		
Annual Backflow Inspection	\$50.00 per device (annually)		
Lawn Sprinkler	\$75.00		
ELECTRICAL PERMITS		MECHANICAL PERMITS	
Electric Permits	\$4.00 for every \$1,000 value (\$50 minimum)	Mechanical Permits	\$4.00 for every \$1,000 value (\$50 minimum)
Temporary Power Pole	\$15.00	Work performed without a permit	Total Fee Doubled
Work performed without a permit	Total Fee Doubled		
FUEL GAS PERMITS		WATER METER FEES	
Fuel Gas Permits	\$4.00 for every \$1,000 value (\$50 minimum)	¾" Residential Water Meter	\$95.00
Work performed without a permit	Total Fee Doubled	1" Residential Water Meter	\$130.00
		¾" Commercial Water Meter	\$160.00
		1" Commercial Water Meter	\$190.00
		1.5" Commercial Water Meter	\$375.00
		2" Commercial Water Meter	\$425.00
		2" Turbine Water Meter	\$470.00

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FEE SCHEDULE

Sign Permits

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SIGN PERMITS

PERMANENT SIGNS

0 - 24.99 sq. ft.	\$30.00
25 - 49.99 sq. ft.	\$45.00
50 - 99.99 sq. ft.	\$60.00
100 - 299.99 sq. ft.	\$125.00
300 - 399.99 sq. ft.	\$200.00
400 sq. ft. and greater	\$300.00

BANNERS & TEMPORARY SIGNS

0 - 29.99 sq. ft.	\$30.00
30 sq. ft. and greater	\$45.00

OFF PREMISES SIGNS

Registration	\$75.00
Annual Renewal	\$100.00
Weekend Builder Signs	\$200.00 annually per builder
Sign License	\$45.00

MISCELLANEOUS SIGNS

Sign Variance Application (Non Refundable) (Sign Board of Appeal)	\$100.00
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FEE SCHEDULE

Plats

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PRELIMINARY PLATS		FINAL PLATS	
Single Family	\$300 plus \$12 per lot	Single Family	\$300 plus \$12 per lot
Multifamily (0-10 units)	\$200 plus \$120 per acre or portion thereof	Multifamily (0-10 units)	\$200 plus \$120 per acre or portion thereof
Multifamily (11 or more units)	\$200 plus \$144 per acre or portion thereof	Multifamily (11 or more units)	\$200 plus \$144 per acre or portion thereof
All others	\$200 plus \$35 per acre or portion thereof	All others	\$200 plus \$35 per acre or portion thereof
REPLATS		AMENDING PLAT	
Single Family	\$300 plus \$11 per acre plus notification fees	Single Family	\$300 plus \$11 per acre plus notification fees
Multifamily	\$200 plus \$552 per acre or portion thereof	Multifamily	\$200 plus \$552 per acre or portion thereof
All others	\$200 plus \$35 per acre or portion thereof	All others	\$200 plus \$35 per acre or portion thereof
PRELIMINARY OR FINAL CONVEYANCE PLAT		PRELIMINARY OR FINAL DEVELOPMENT PLAT	
Residential Zoning	\$300 plus \$12 per lot	Residential Zoning	\$300 plus \$12 per lot
Non-residential Zoning	\$200 plus \$35 per acre or portion thereof	Non-residential Zoning	\$200 plus \$35 per acre or portion thereof
MISCELLANEOUS PLATS			
Plat Extension			\$100
Vacating Plat			\$250
General Development Plat			\$50 per acre or portion thereof
Minor Plat			\$300 plus \$6 per acre or portion thereof
Predesign (Mandatory on all plats unless waived by the DRC Chairman)			\$200 (fee will be credited towards future fees)
NOTIFICATION FEES			
Newspaper Notices			\$40 each
Property Owner Notifications			\$.15 plus the current rate of postage per mail out

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FEE SCHEDULE

Zoning Change / Site Plan / SUP

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ZONING CHANGE (including all PD Conceptual Plans and Development Plans)

0 – 4.99 acres or portion thereof	\$375 plus notification fees
5 – 9.99 acres or portion thereof	\$600 plus notification fees
10 – 24.99 acres or portion thereof	\$700 plus notification fees
25 – 49.99 acres or portion thereof	\$950 plus notification fees
50 – 99.99 acres or portion thereof	\$1,250 plus notification fees
100 + acres	\$200 plus \$12 per acre plus notification fees
Predesign (mandatory unless waived by DRC Chairman)	\$200 (fee will be credited towards future fees)

SITE PLAN

0 – 4.99 acres or portion thereof	\$350
5 – 14.99 acres or portion thereof	\$500
15 – 29.99 acres or portion thereof	\$750
30+ acres	\$200 plus \$20 per acre
Predesign (mandatory unless waived by DRC Chairman)	\$200 (fee will be credited towards future fees)

SPECIFIC USE PERMIT

NEW DEVELOPMENT

0 – 4.99 acres or portion thereof	\$500 plus notification fees
5 – 29.99 acres or portion thereof	\$750 plus notification fees
30 – 39.99 acres or portion thereof	\$800 plus notification fees
40 – 49.99 acres or portion thereof	\$900 plus notification fees
50+ acres	\$1,200 plus notification fees
Predesign (mandatory unless waived by DRC Chairman)	\$200 (fee will be credited towards future fees)

EXISTING SUP

	\$750 plus notification fees
Predesign (mandatory unless waived by DRC Chairman)	\$200 (fee will be credited towards future fees)

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FEE SCHEDULE

Miscellaneous Planning Fees

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NOTIFICATION FEES		STREET ADDRESS / NAME CHANGE	
Annexation Newspaper Notice(s)	\$400 each	1 – 5 addresses	\$100
All Other Newspaper Notice(s)	\$40 each	6 – 10 addresses	\$225
Property Owner Notifications	\$.15 plus the current rate of postage per mail out	11 + addresses	\$400
ZONING CHANGE/SUP/PD SIGNS		PETITION FEES	
Deposit (1 – 5 signs)	\$150	Annexation Petition	\$300 plus notification fees
Deposit (6 – 10 signs)	\$225	Variance to Zoning or Subdivision Regulations (Board of Adjustment)	\$150 plus notification fees
Deposit (10 or more signs)	\$400		\$50 per property to process within 7 days
Non-refundable fee to be deducted from deposit (per sign)	\$20	Zoning Verification Letter	Additional \$20 per request to expedite within 3 days or less
DOCUMENT SALES			
Comprehensive Plan	\$30		
Zoning Ordinance	\$15		
Subdivision Regulations	\$10		
Sign Ordinance	\$5		
Oce' Large Copies	\$5		
Oce' Small Copies	\$3		
All other documents	\$0.10 per page		

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FEE SCHEDULE

Health & Code Enforcement

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ANNUAL HEALTH PERMITS

Grocery Store (<8,000 sq. ft. GFA)	\$350
Grocery Store (>8,000 sq. ft. GFA)	\$550
Restaurant (<2,000 sq. ft. GFA)	\$350
Restaurant (>2,000 sq. ft. GFA)	\$550
Convenience Store (w/o deli)	\$265
Convenience Store (w/ deli)	\$320
Child Care Facilities	\$200
Liquor Stores (pre-packaged)	\$265
Seasonal Permits	\$100
Temporary Permits	\$30 per day
Miscellaneous Vending	\$200
Mobile Vendor (Hot Food)	\$200
Mobile Vendor (Cold Food)	\$100

MISCELLANEOUS PERMITS

Plan Review	\$150 per department
Registered Food Service Manager	\$65 without food handler card
Public/Semi Public Swimming Pool	\$150 first pool and \$100 each additional pool
Food Handler Card	ORDINANCE PENDING
Pre- Opening/Change of Ownership Fee	\$75
Reinspection Fee (required if health score is 75 or less)	½ health permit fee
Operating without a permit	Scheduled fee doubled

CODE ENFORCEMENT

Administrative Fee	\$100
Rental Registration	\$5 per unit per year
Sign Impoundment Fee	\$35 per sign

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FEE SCHEDULE

Water & Sewer Impact Fees

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WATER & SEWER IMPACT FEES FOR AREA A: ENTIRE CITY EXCEPT WYNNWOOD PENINSULA

METER SIZE	WATER IMPACT FEE	SEWER IMPACT FEE
5/8"	\$768	\$990
3/4"	\$1,152	\$1,089
1" Simple	\$1,920	\$1,782
1 1/2" Simple	\$3,840	\$3,663
2" Domestic	\$6,144	\$5,940
2" Lawn Sprinkler	\$6,144	\$5,940
3" Domestic	\$12,288	\$11,880
3" Lawn Sprinkler	\$13,440	\$12,969
4" Domestic	\$19,200	\$18,513
4" Lawn Sprinkler	\$24,192	\$23,364
6" Domestic	\$38,400	\$37,125
6" Lawn Sprinkler	\$53,760	\$51,975
8" Domestic	\$61,440	\$59,400
8" Lawn Sprinkler	\$92,160	\$89,100
10" Domestic	\$88,320	\$85,338
10" Lawn Sprinkler	\$145,920	\$141,075

WATER & SEWER IMPACT FEES FOR AREA B: WYNNWOOD PENINSULA

5/8"	\$1,556	\$2,465
3/4"	\$2,334	\$2,712
1" Simple	\$3,890	\$4,437
1 1/2" Simple	\$7,780	\$9,121
2" Domestic	\$12,448	\$14,790
2" Lawn Sprinkler	\$12,448	\$14,790
3" Domestic	\$24,896	\$29,580
3" Lawn Sprinkler	\$27,230	\$32,292
4" Domestic	\$38,900	\$46,096
4" Lawn Sprinkler	\$49,014	\$58,174
6" Domestic	\$77,800	\$92,438
6" Lawn Sprinkler	\$108,920	\$129,413
8" Domestic	\$124,480	\$147,900
8" Lawn Sprinkler	\$186,720	\$221,850
10" Domestic	\$178,940	\$212,483
10" Lawn Sprinkler	\$295,640	\$351,263

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FEE SCHEDULE

Office Creek Drainage Impact Fees

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OFFICE CREEK DRAINAGE IMPACT FEES

TRACT	LAND USE	FACTOR	NET AREA (AC)	DENTENTION AC.-FT	WT'D AREA AC	COST/ACRE	TOTAL COST
A	BP	0.9	23.5	0.0	21.2	\$4,841.35	\$113,772.00
B	BP	0.9	66.1	0.0	59.5	\$4,841.35	\$320,013.00
C	MF	0.8	30.0	6.0	24.0	\$4,303.42	\$129,103.00
D	BP	0.9	32.5	0.0	29.3	\$4,841.35	\$157,344.00
E	BP	0.9	23.2	0.0	20.9	\$4,841.35	\$112,319.00
F	BP	0.9	143.7	8.0	129.3	\$4,841.35	\$695,702.00
G	BP	0.9	30.1	0.0	27.1	\$4,841.35	\$145,725.00
H	BP	0.9	2.7	0.0	2.4	\$4,841.35	\$13,072.00
I	SF	0.5	5.5	0.0	2.8	\$2,689.64	\$14,793.00
J	SCHOOL	0.5	22.2	0.0	11.1	\$2,689.64	\$59,710.00
K	SF	0.5	14.9	0.0	7.5	\$2,689.64	\$40,076.00
L	SF	0.5	70.3	0.0	35.2	\$2,689.64	\$189,082.00
M	PARK	0.5	32.6	9.0	16.3	\$2,689.64	\$87,682.00
N	PARK	0.5	81.2	14.0	40.6	\$2,689.64	\$218,399.00
O*	BP	0.9	51.5	0.0	46.4	\$4,841.35	\$249,330.00
P	SC	0.9	5.3	0.0	4.8	\$4,841.35	\$25,659.00
Q	BP	0.9	42.7	0.0	38.4	\$4,841.35	\$206,726.00
R*	BP	0.9	0.5	0.0	0.5	\$4,841.35	\$2,421.00
S	SF	0.5	18.4	0.0	9.2	\$2,689.64	\$49,489.00
T*	GR	0.9	2.0	0.0	1.8	\$4,841.35	\$9,683.00
U*	GR	0.9	1.3	0.0	1.2	\$4,841.35	\$6,294.00
V*	MF	0.8	1.7	0.0	1.4	\$4,303.42	\$7,316.00
W*	GR	0.9	13.6	0.0	12.2	\$4,841.35	\$65,842.00
X	LI	0.3	52.0	0.0	0.0	\$0.00	\$0
Y	LI	3.0	75.0	0.0	0.0	\$0.00	\$0
Z	DEV SCHOOL	0.5	46.0	0.0	23.0	\$2,689.64	\$123,723.00
AA	DEV. SF	0.5	29.0	0.0	14.5	\$2,689.64	\$78,000.00
BB	DEV. GR	0.9	34.6	0.0	31.1	\$4,841.35	\$167,511.00
CC	DEV. MF	0.8	21.1	0.0	16.9	\$4,303.42	\$90,802.00
TOTAL			973.2	37.0	628.3		\$3,379,585.00

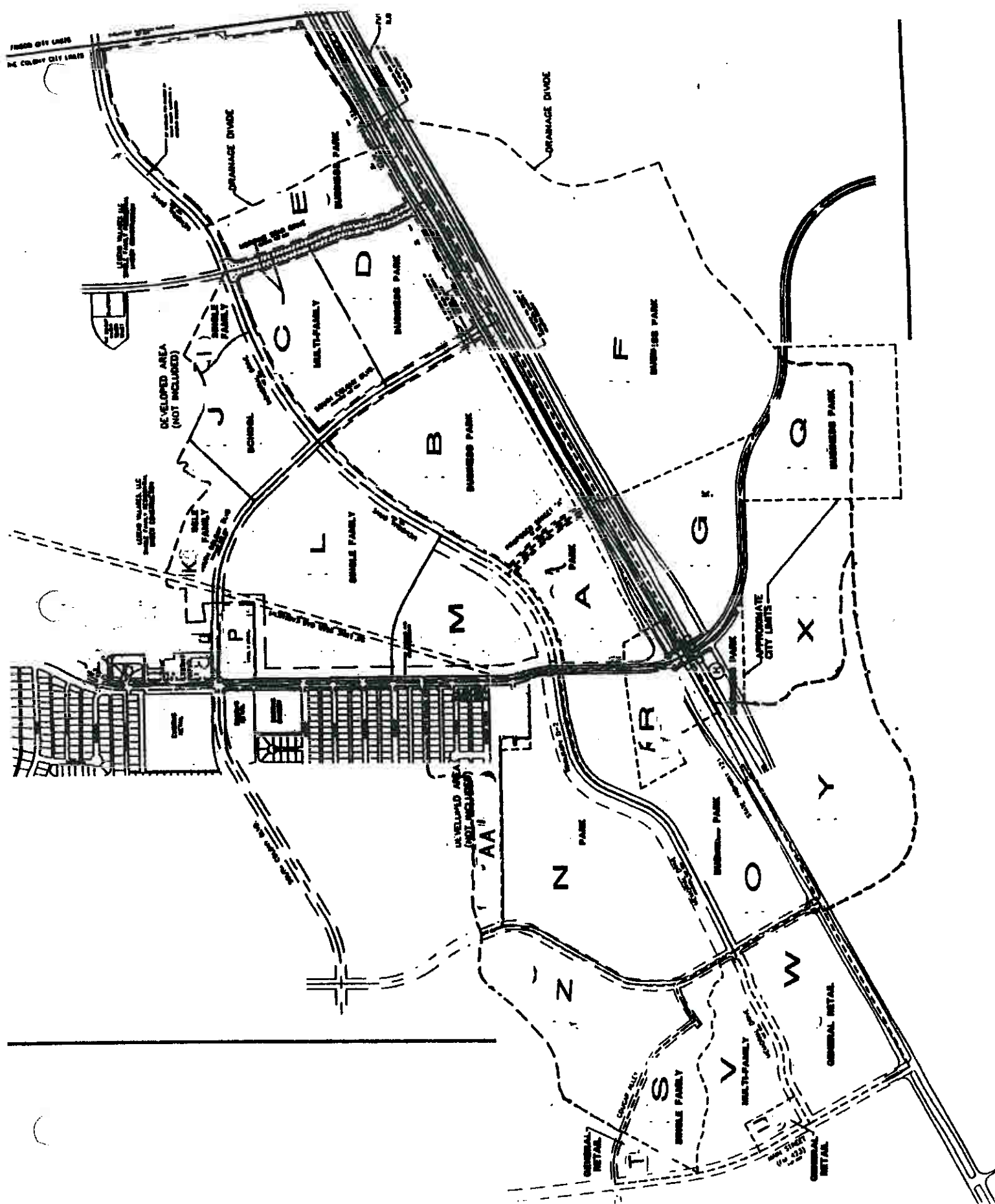
- Notes:** 1) Final areas to be determined at time of platting
 2) Tracts X & Y are outside The Colony
 3) Please see attached map of service area
 4) *Undeveloped areas only

BP=Business Park
 MF=Multifamily
 SF=Single Family

GR= GENERAL RETAIL
 SC=SHOPPING CENTER

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FEE SCHEDULE

Roadway Impact Fees

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Exhibit B: Land Use / Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITE Land Use Code	Development Unit	Veh-Mi Per Dev-Unit	Impact Fee Per Service Unit	
PORT AND TERMINAL					
Truck Terminal	030	Acre	26.20	\$ 14,441	40%
INDUSTRIAL					
General Light Industrial	110	1,000 SF GFA	3.92	\$ 2,161	40%
General Heavy Industrial	120	1,000 SF GFA	2.72	\$ 1,499	40%
Industrial Park	130	1,000 SF GFA	3.44	\$ 1,896	40%
Warehousing	150	1,000 SF GFA	2.36	\$ 1,301	40%
Mini-Warehouse	151	1,000 SF GFA	1.04	\$ 573	40%
RESIDENTIAL					
Single-Family Detached Housing	210	Dwelling Unit	4.04	\$ 1,948	35%
Apartment/Multi-family	220	Dwelling Unit	2.48	\$ 1,538	45%
Residential Condominium/Townhome	230	Dwelling Unit	2.08	\$ 1,290	45%
Mobile Home Park	240	Dwelling Unit	2.36	\$ 1,463	45%
Assisted Living	254	Dwelling Unit	0.88	\$ 546	45%
LODGING					
Hotel	310	Room	1.90	\$ 524	20%
Motel / Other Lodging Facilities	320	Room	1.51	\$ 416	20%
RECREATIONAL					
Driving Range	432	Tee	4.02	\$ 1,108	20%
Golf Course	430	Acre	0.96	\$ 265	20%
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	5.27	\$ 1,452	20%
Ice Rink	465	1,000 SF GFA	7.59	\$ 2,092	20%
Miniature Golf	431	Hole	1.06	\$ 292	20%
Multiplex Movie Theater	445	Screens	43.85	\$ 12,085	20%
Racquet / Tennis Club	491	Court	10.77	\$ 2,968	20%
INSTITUTIONAL					
Church	560	1,000 SF GFA	1.39	\$ 670	35%
Day Care Center	565	1,000 SF GFA	27.68	\$ 13,350	35%
Primary/Middle School (1-8)	522	Students	0.32	\$ 154	35%
High School (9-12)	530	Students	0.29	\$ 140	35%
Jr / Community College	540	Students	0.25	\$ 121	35%
University / College	550	Students	0.44	\$ 212	35%
MEDICAL					
Clinic	630	1,000 SF GFA	19.55	\$ 2,694	10%
Hospital	610	Beds	4.91	\$ 677	10%
Nursing Home	620	Beds	0.83	\$ 114	10%
OFFICE					
Corporate Headquarters Building	714	1,000 SF GFA	5.60	\$ 772	10%
General Office Building	710	1,000 SF GFA	5.96	\$ 821	10%
Medical/Dental Office	720	1,000 SF GFA	14.88	\$ 2,050	10%
Single Tenant Office Building	715	1,000 SF GFA	6.92	\$ 954	10%
Office/Business Park	750	1,000 SF GFA	6.00	\$ 827	10%
COMMERCIAL					
Automobile Related					
Automobile Care Center	942	1,000 SF GFA	6.32	\$ 898	10%
Automobile Parts Sales	843	1,000 SF GFA	10.96	\$ 1,510	10%
Gasoline/Service Station	944	Fueling Position	4.82	\$ 664	10%
Gasoline/Service Station w/ Conv Market	945	Fueling Position	3.53	\$ 486	10%
Service Station w/ Conv Market and Car Wash	946	Fueling Position	3.52	\$ 485	10%
New and Used Car Sales	841	1,000 SF GFA	6.79	\$ 936	10%
Quick Lubrication Vehicle Center	941	Service Position	10.01	\$ 1,379	10%
Self-Service Car Wash	947	Stall	1.99	\$ 274	10%
Tire Store	848	1,000 SF GFA	11.64	\$ 1,604	10%
Dining					
Fast Food Restaurant with Drive-Thru	934	1,000 SF GFA	41.48	\$ 5,716	10%
Fast Food Restaurant without Drive-Thru	933	1,000 SF GFA	31.31	\$ 4,315	10%
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	14.91	\$ 2,055	10%
Sit Down Restaurant	931	1,000 SF GFA	10.05	\$ 1,385	10%
Other Retail					
Free-Standing Retail Store	815	1,000 SF GFA	11.39	\$ 1,570	10%
Garden Center (Nursery)	817	1,000 SF GFA	8.55	\$ 1,178	10%
Home Improvement Superstore	862	1,000 SF GFA	5.51	\$ 759	10%
Pharmacy/Drugstore	881	1,000 SF GFA	14.13	\$ 1,947	10%
Shopping Center	820	1,000 SF GFA	7.96	\$ 1,097	10%
Supermarket	850	1,000 SF GFA	21.50	\$ 2,963	10%
Toy/Children's Superstore	864	1,000 SF GFA	11.23	\$ 1,547	10%
Video Rental Store	896	1,000 SF GFA	21.86	\$ 3,012	10%
SERVICES					
Bank (Walk-In)	911	1,000 SF GFA	33.71	\$ 4,645	10%
Bank (Drive In)	912	1,000 SF GFA	41.09	\$ 5,662	10%

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